



CITY OF COLUMBIA PLANNING COMMISSION

September 9, 2019

Regular Session 5:15 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

**RICHARD COHN • BRIAN DOLPHIN • JAMES FROST II • LATRELL HARTS • APRIL JAMES •
ISA MANDELL • DALE STIGAMIER • FORD TUPPER • CRAIG WAITES**

**PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES
(CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.**

I. CALL TO ORDER/ROLL CALL

II. CONSENT AGENDA

Approval of Minutes

1. Approve [August 5, 2019 Minutes](#)

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

2. [ANNEX-2019-0014: 121 and 141 Sparkleberry Crossing Road; TMS# 25705-07-28](#); request recommendation to annex, assign interim land use classification of Regional Activity Corridor (AC-3) and assign interim zoning of General Commercial (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.
3. [ANNEX-2019-0015: 113, 117, and 121 McLeod Road; TMS# 14303-02-36](#); request recommendation to annex, assign land use classification of Employment Campus (EC) and assign zoning of Light Industrial (M-1). The property is currently classified as Economic Development Corridor and zoned General Commercial (GC) by Richland County.
4. [ANNEX-2019-0016: 4624, 4628, and 4830 Devine Street; TMS# 13810-03-07](#); request recommendation to annex, assign interim land use classification of Urban Core Community Activity Center (UCAC-2) and assign interim zoning of General Commercial in the Flood Protective Area (C-3, -FP). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.
5. [ANNEX-2019-0017: 1.7 acres County Line Trail; TMS# 31700-01-06](#); request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Development District (D-1). The property is currently classified as Neighborhood (Medium Density) and zoned Rural (RU) by Richland County.

Site Plan Review

6. [SPLAT-2019-0043: ±76.96 acres, 2031 County Line Road, TMS#28900-01-18](#); request site plan approval to construct a 97-lot single-family residential subdivision (County Line Road Tract). The property is zoned PUD-R (Residential - Planned Unit Development).

7. [SPLAT-2019-0044: ±26.7 acres, 10750 Two Notch Road, TMS#28900-01-11](#); request site plan approval to construct a 105-lot single-family residential subdivision (The Paddocks at Woodcreek Farms). The property is zoned PUD-R (Residential - Planned Unit Development).
8. [SPLAT-2019-0045: ±19.4 acres, 10750 Two Notch Road, TMS#28900-01-11](#); request site plan approval to construct a 109-lot single-family residential subdivision (The Stables at Woodcreek Farms). The property is zoned PUD-R (Residential - Planned Unit Development).
9. [SPLAN-2019-0009: 401 Columbiana Drive, TMS#05001-04-01](#); request site plan approval to reconstruct an apartment building that was demolished due to a fire (Harbison Gardens Apartments, Building 1500). The property is zoned PUD-LS (Large Scale Planned Unit Development).

III. REGULAR AGENDA

Site Plan Review

10. [SPLAN-2019-0008: 301 Assembly Street, TMS#11204-02-02, 11204-02-06, 11204-02-07, and 11204-02-42](#); request site plan approval to construct a 20,000 sq. ft., 322-unit multi-family residential, mixed-used development. The properties are zoned M-1 (Light Industrial). [Traffic Impact Study](#).
11. [SPLAN-2018-0005: 7435 Monticello Road, TMS#07600-02-29](#); request to be relieved from a condition of a previously granted site plan approval for the construction of a ± 43,000 sq. ft. building (Columbia International University Business School). The property is zoned C-1 (Office and Institutional).

IV. OTHER BUSINESS

12. [Adoption of Revised Planning Commission Rules and Procedures](#)

V. ADJOURN

MEETING FORMAT

Applicants with requests before the Planning Commission are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

CONSENT AGENDA

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include approval of site plans, annexations, and street names. If a member of the Planning Commission or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

PUBLIC MEETING ACCOMODATIONS

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (803) 545-3009 or e-mail Gardner.Johnson@columbiasc.gov as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.